

**HOBBS · PARKER**  
**Ashford Homes**



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**43 BURTON ROAD**  
**KENNINGTON**

## 43 BURTON ROAD • KENNINGTON

**PRICE GUIDE £315,000**

Burton Road is in a sought after location in Kennington. The property has been well maintained by the current owners and on the ground floor half of the integral double garage was converted to form a ground floor bedroom with ensuite wet room making it ideal accommodation for an elderly relative. There are two separate reception rooms, kitchen/breakfast room, separate utility room and a ground floor cloakroom. Four bedrooms and two bathroom to the first floor. The property incorporates double glazing, gas fired central heating, a beautifully maintained and well screened rear garden. The property is offered for sale in good decorative order and viewing is highly recommended.

### SUMMARY OF ACCOMMODATION

Entrance Hall, Ground Floor Cloakroom, Sitting Room, Separate Dining Room, Ground Floor Bedroom 5 with Ensuite Wet Room, Kitchen/Breakfast Room, Utility Room. First Floor comprising Master Bedroom with Ensuite Shower Room, three further Bedrooms, Family Bathroom, Integral Garage, Gardens to front and rear with driveway providing off-road parking.

### SITUATION

Burton Road is situated within a sought after location in Kennington and is within approximately 1½ mile radius of Ashford Town Centre and International Station with now enjoys a High Speed domestic train service to London taking approximately 37 minutes, whilst the Eurostar service to Paris takes approximately 2 hours. Ashford is the fastest growing town between London and the Continent and is currently undergoing a comprehensive re-generation program. Junction 9 of the M20 motorway is within approximately a 1½ mile radius. There is a good choice of schools for all ages within easy access of the property.

### GROUND FLOOR

Open front Entrance Porch with pillar, double glazed fronted door to

**Entrance Hall** laminate flooring, coved ceiling, radiator, understairs storage cupboard.

**Cloakroom** white suite comprising low level flush WC, pedestal wash basin, tiled surround, radiator, double glazed window to front, laminate flooring.

**Sitting Room** 15'5 x 12', coved ceiling, double glazed French doors onto rear garden, two radiators, TV aerial point, telephone point, double doors to **Entrance Hall**.

**Dining Room** 11'5 (narrowing to 8'2) x 11'0 laminate flooring, double glazed window to front,



radiator, coved ceiling, double doors from Entrance Hall.

**Bedroom 5/Reception Room 3** 11'3 x 8'7, coved ceiling, radiator, double glazed window to front.

**Ensuite Wet Room** 6'7 x 4'2, fully tiled walls, coved ceiling, low level flush WC, pedestal wash basin, power shower, extractor fan, folding seat, hand rails, chrome plated heated towel rail.

**Kitchen/Breakfast Room** 11'0 x 9'10, excellent range of base and wall units, worksurface having inset 1½ bowl stainless steel single drainer sink unit with mixer tap, built-in fan assisted electric oven and inset four ring gas hob, extractor cooker hood above, concealed worksurface lighting, tiled surrounds, space and plumbing for dishwasher and space for fridge, double glazed window to rear, radiator, space for table and chairs.

**Utility Room** 8'4 x 6'9, worksurface having inset stainless steel single drainer sink unit with cupboard below, space and plumbing for washing machine, space for further appliances, space for upright fridge/freezer, radiator, tiled surrounds, extractor fan, wall mounted Potterton gas fired boiler supplying hot water and central heating, tiled surrounds, double glazed window to rear, double glazed door to rear, personal door to

**Integral Garage** 18'11 x 9'1, up and over door, power and light.

**Stairs from Entrance Hall to**

### **FIRST FLOOR**

**Landing** double glazed window to side, radiator, coved ceiling, airing cupboard housing hot water tank, access to loft.

**Master Bedroom** 12'3 x 9'11, double glazed window to front, radiator, built-in wardrobe.

**Ensuite Shower Room** fully tiled shower cubicle with glazed screen, pedestal wash basin, low level flush WC, tiled surrounds, tiled floor, double glazed window to side, extractor fan, electric shaver point/courtesy light.

**Bedroom 2** 11'2 x 12'1 (incorporating depth of fitted wardrobe), double glazed window to rear, radiator, coved ceiling, TV point.

**Bedroom 3** 9'7 x 9'11, coved ceiling, double glazed window to front, radiator.



**Bedroom 4** 12'3 x 6'8, double glazed window to rear, radiator, telephone point.

**Family Bathroom** white suite comprising low level WC, vanity unit with wash basin inset, monobloc tap, panelled bath, mixer tap with shower attachment and dual hand grips, tiled surrounds, extractor fan, radiator, double glazed window to side, extractor fan, electric shavers point/courtesy light.

### **OUTSIDE**

Rear garden predominantly laid to lawn, paved patio

well screen by 6ft fence, shrubs, trees, flower borders, garden seat, outside lighting, outside water tap, side gate to side entrance.

Front garden laid to lawn, herringbone block brick paved driveway providing off-road for two cars, flower borders, trees, hedging, outside light.

### **SERVICES**

All mains services connected.

### **POSTCODE**

TN24 9DS

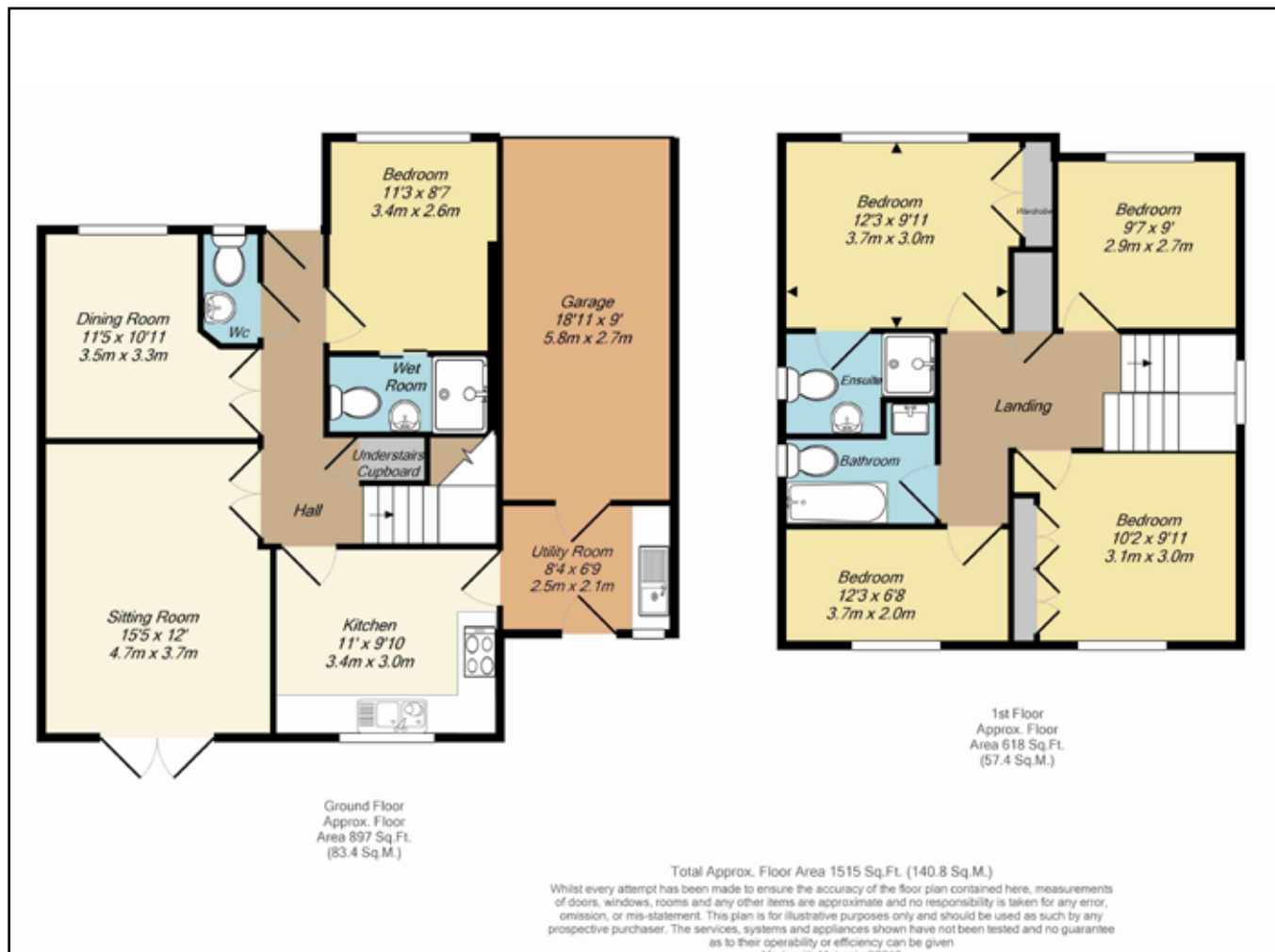
### **DIRECTIONS**

From Junction 9 of the M20 motorway proceed along Fougères Way towards Ashford, at the roundabout take the first exit into Simon Weil

Avenue. At the second set of traffic lights turn left into Canterbury Road and again on reaching the next set of traffic lights, turn left into Faversham Road and Burton Road is the second turning on the right.

### **VIEWING**

Strictly by appointment only. (Reference A855)



### COUNCIL TAX

The current council tax banding for this property can be found at [www.voa.gov.uk/cti/default.asp](http://www.voa.gov.uk/cti/default.asp)

### HOBBS PARKER OPENING HOURS

Our office hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 4pm. When contacting us out of hours please send an email or leave an answer machine message and we will respond as soon as possible.

### CONTACT

#### Ashford Office

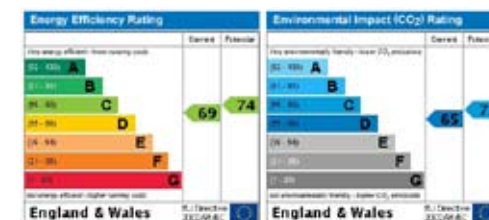
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### ENERGY PERFORMANCE CERTIFICATE

The graphs below are taken from the Energy Performance Certificate for this property. The full version of the certificate is available upon request.



### Important Notice

- These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
- We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
- It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.
- The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



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